



ESTATE AGENTS • VALUER • AUCTIONEERS



35 Oxford Court Oxford Road, Ansdell

- 1st Floor Lytham Retirement Apartment
- Large 'Lytham' Style
- Entrance Hallway with Three Store Cupboards
- Large Lounge & Fitted Kitchen
- Double Bedroom
- Shower Room/WC
- Electric Heating & Double Glazing
- No Onward Chain
- Walking Distance to Local Shops
- Leasehold, Council Tax Band B, & EPC Rating C

£95,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Well maintained communal hallway with stairs and lift giving access to all floors.

COMMUNAL RESIDENTS LOUNGE

Spacious communal lounge with kitchenette leading off. Curtained hairdressing salon. There is a Residents association organising a range of activities such as coffee mornings and outings. Free WiFi is available in the residents lounge.



LOUNGE

5.26m x 3.78m (17'3 x 12'5)

Well proportioned reception room with two UPVC double glazed windows overlooking the front of the development with views along Oxford Road and Buckingham Road. With side opening lights. Corniced ceiling. Two Gabharron electric night storage heaters. Emergency pull cord. Television aerial point (note: we also understand there is now a communal Sky dish so each property can now connect to Sky services). Telephone/internet point. Focal point of the room is a fireplace, with a display plinth and raised hearth supporting an electric fire. Two central ceiling lights. Archway gives access to:



FIRST FLOOR

PRIVATE ENTRANCE HALLWAY

3.96m x 2.44m maximum (13' x 8' maximum)

Spacious entrance hallway with wall mounted entry phone hand set and adjoining emergency control panel. Recently fitted new carpets throughout. Built in airing cupboard with a hot water cylinder, shelving for linen storage and the electric circuit breaker fuse box. Second useful cloaks/store cupboard. Additional spacious carpeted store cupboard with overhead light and shelving.



KITCHEN

2.36m x 2.18m (7'9 x 7'2)

Fitted kitchen comprises a range of eye and low level fixture cupboards and drawers. Stainless steel single drainer sink unit set in laminate working surfaces with splash back tiling. Built in appliances comprise: Four ring Newworld electric ceramic hob with an illuminated extractor hood above. Newworld electric oven and grill below. Space for a fridge/freezer. Emergency pull cord. Centre strip light. Ceramic tiled floor and part tiled walls.



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BEDROOM

3.78m max x 2.74m (12'5 max x 9')

Good sized double bedroom. UPVC double glazed window overlooks the front of Oxford Court with a side opening light. Original built in double wardrobe with with mirror fronted doors sliding doors. Emergency pull cord. Telephone point. Television aerial point. Wall mounted electric panel heater with integral control.



SHOWER ROOM/WC

2.03m x 1.40m (6'8 x 4'7)

Modern three piece white suite comprises: Wide shower compartment with curved glazed sliding doors and a Mira Jump electric shower over. Semi concealed low level WC. Adjoining vanity wash hand basin with centre mixer tap, laminate display surround and cupboard below. Wall mirror above with strip light over. Wall mounted extractor fan. Electric heated towel rail and wall mounted CED electric convector heater. Ceramic tiled walls and floor.



DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

ELECTRIC HEATING

The property enjoys the benefit of electric heating from a number of night storage heaters and convector heater.

LAUNDRY ROOM

The development has a communal laundry room with double sink unit and three washing machines and three tumble dryers.

GUEST SUITE

A guest suite is available on the first floor which is ideal for relatives or friends staying which includes a double bedroom with en suite facilities. The booking of the guest suite is via the House Manager

OUTSIDE

Oxford Court stands in delightful well maintained communal garden areas which are laid to lawn with well stocked flower beds and mature borders.

There are a number of off road parking spaces available for residents to rent, these are allocated by the House Manager and there is a current waiting list.

HOUSE MANAGER

Oxford Court has a House Manager and the apartment has an emergency cord system.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £90. Council Tax Band B.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £242 per month is currently levied. This includes the buildings insurance and water charges.

NOTE

We understand well behaved pets are permitted if not a nuisance to other residents. Lettings are allowed. (not holiday lets)

Minimum age for residents is 55.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This recently decorated 1st floor retirement apartment is set in the attractive development known as Oxford Court conveniently situated in the heart of Ansdell being only yards from Woodlands Road with its shopping facilities and amenities together with the railway station and other transport services.

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Other local points of interest include Fairhaven Lake with its many leisure and sporting attractions, together with the beach and foreshore and Royal Lytham & St Annes golf course. An internal viewing is strongly recommended to appreciate the tastefully appointed accommodation this larger 'Lytham style' apartment has to offer. No onward chain

VIEWING THE PROPERTY

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INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

Consumer Protection from Unfair Trading Regulation

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to

their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared April 2024

35, Oxford Court, Oxford Road, Ansdell, Lytham St Annes, FY8 4EB



Total Area: 52.0 m² ... 560 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	71	78	England & Wales	EU Directive 2002/91/EC



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